

Accommodation

Ground Floor

Entrance Lobby

upvc entrance door, stairs to the first floor

Living Room (front) 15' 9" x 15' 9" (4.80m x 4.80m)

feature fireplace with log burner fire, wood effect laminate flooring, understair cupboard, double central heating radiator, upvc double glazed window, TV point

Kitchen (rear) 18' 0" x 7' 8" (5.48m x 2.34m)

comprehensively refitted with an extensive range of wall, floor and drawer units incorporating an integrated five burner gas hob with extractor hood and split level electric oven, a built in dishwasher, single drainer sink unit, tile effect flooring, ceramic tiling above worktop, central heating radiator, upvc double glazed window and door opening onto the rear yard

Utility Room (rear)

fitted worktop with space below for a washing machine and storage, wall mounted gas central heating boiler, upvc double glazed window, central heating radiator, built in wall units, door to a w.c. with low level w.c. and wash hand basin

First Floor

Stairs up to the First Floor Landing

Bedroom One (front) 15' 10" x 8' 10" (4.82m x 2.69m)

central heating radiator, upvc double glazed window

Bedroom Two (rear) 12' 7" x 9' 6" (3.83m x 2.89m)

central heating radiator, upvc double glazed window

Bedroom Three (front) 11' 2" x 7' 7" max (3.40m x 2.31m)

central heating radiator, upvc double glazed window

Bathroom/w.c.

fitted with a three piece white suite of a shaped panelled bath with rainfall shower and glazed screen, low level w.c. and wash hand basin, chrome heated towel rail, ceramic tiling to walls, tile effect laminate flooring, upvc double glazed window

External

grassed area and walkway to the front.

Enclosed yard to the rear enjoying southerly aspect

Tenure

freehold

Council Tax

Band A

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Superb Mid Terrace House

Three Bedrooms

Splendid Fitted Kitchen

Excellent Order Throughout

Deceptively Spacious

EPC Rating C



Internal inspection is strongly recommended of this superbly presented and considerably improved mid terraced house conveniently situated for access to local amenities together with road and public transport links to nearby centres. The accommodation briefly comprises an entrance lobby, an attractive and spacious living room with a log burner fire, a splendid fitted kitchen, utility room and ground floor w.c. There are three bedrooms to the first floor together with a well fitted bathroom/w.c. and externally a pleasant yard is located to the rear. The property benefits from gas fired central heating, upvc double glazing and boasts a high standard of decoration and fittings generally throughout.

